

3.2343 ACRES

GRAND PRAIRIE, TEXAS

LOT 2, BLOCK A, WOODCREST ADDITION, PHASE 3
WITH FRONTAGES ON ROBINSON ROAD, CROSSLAND AND WOODCREST

PRESENTED BY

JIM CROWELL, REALTOR
NINETEEN SOUTH EAST
2121 KIRBY DRIVE
HOUSTON, TEXAS 77019-6964

PHONE 713 874-1122
FAX 713 522-9050

PROPERTY INFORMATION

SIZE: 3.2343 ACRES

LOCATION: WRAPS AROUND THE SOUTHWEST CORNER OF ROBINSON ROAD AND CROSSLAND BOULEVARD IN GRAND PRAIRIE, TEXAS JUST NORTH OF INTERSTATE 20

AREA DATA: THIS TRACT IS WELL LOCATED. A RESIDENTIAL NEIGHBORHOOD BACKS UP THIS SITE WHICH IS ON ROBINSON ROAD - AN IMPORTANT COMMERCIAL ARTERY.

FRONTAGES: 290 FEET ON ROBINSON ROAD
273 FEET ON CROSSLAND BOULEVARD
250 FEET ON WOODCREST DRIVE

UTILITIES: ALL UTILITIES IN PLACE

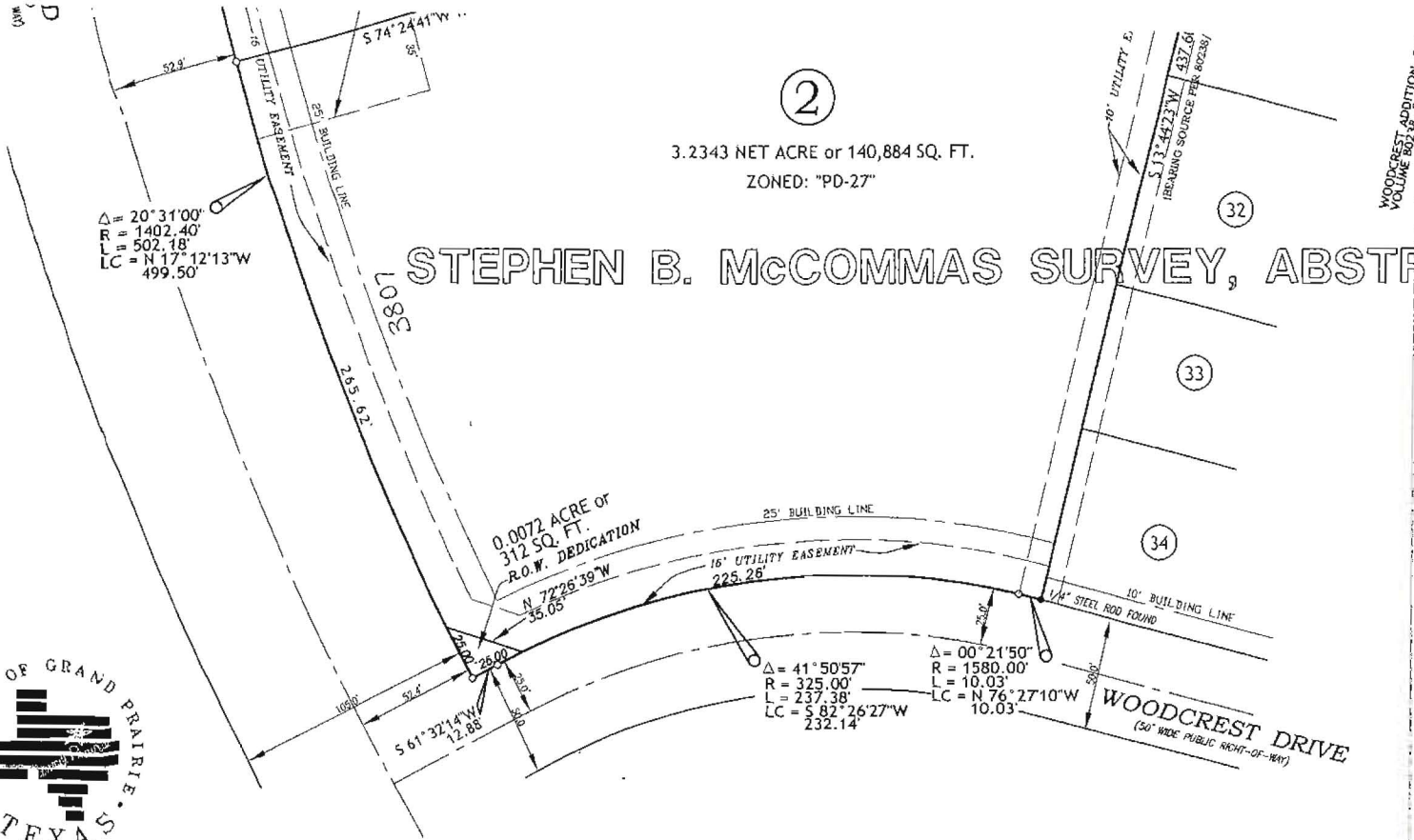
ZONING: PLANNED DEVELOPMENT FOR LIMITED COMMERCIAL (C) USES

(f) OTHER
Policy Amount \$
PROPOSED INSURED :

2. THE INTEREST IN THE LAND COVERED BY THIS COMMITMENT IS:
FEE SIMPLE
3. RECORD TITLE TO THE LAND ON THE EFFECTIVE DATE APPEARS TO BE VESTED IN:
Lieven J. Van Riet, Trustee
4. LEGAL DESCRIPTION OF THE LAND:
Lot 2, Block A of WOODCREST ADDITION, PHASE THREE, an addition to the City of Grand Prairie, Dallas County, Texas according to the plat thereof recorded in Volume 2004122, Page 87 of the Map Records of Dallas County, Texas.

Hexter-Fair Title Company
Commitment for Title Insurance - Schedule A
Effective January 1, 1993

VALID ONLY IF SCHEDULES A,B,C
AND COVER PAGE ARE ATTACHED



②

3.2343 NET ACRE or 140,884 SQ. FT.
ZONED: "PD-27"

STEPHEN B. McCOMMAS SURVEY, ABSTR

$\Delta = 20^{\circ}31'00''$
 $R = 1402.40'$
 $L = 502.18'$
 $LC = N 17^{\circ}12'13''W$
 $499.50'$

0.0072 ACRE or
 312 SQ. FT.
 R.O.W. DEDICATION

$\Delta = 41^{\circ}50'57''$
 $R = 325.00'$
 $L = 237.38'$
 $LC = S 82^{\circ}26'27''W$
 $232.14'$

$\Delta = 00^{\circ}21'50''$
 $R = 1580.00'$
 $L = 10.03'$
 $LC = N 76^{\circ}27'10''W$
 $10.03'$



All boundary corner monuments shown hereon are 1/2 inch steel rods with cap stamped "MOAK SURV INC" unless noted otherwise.

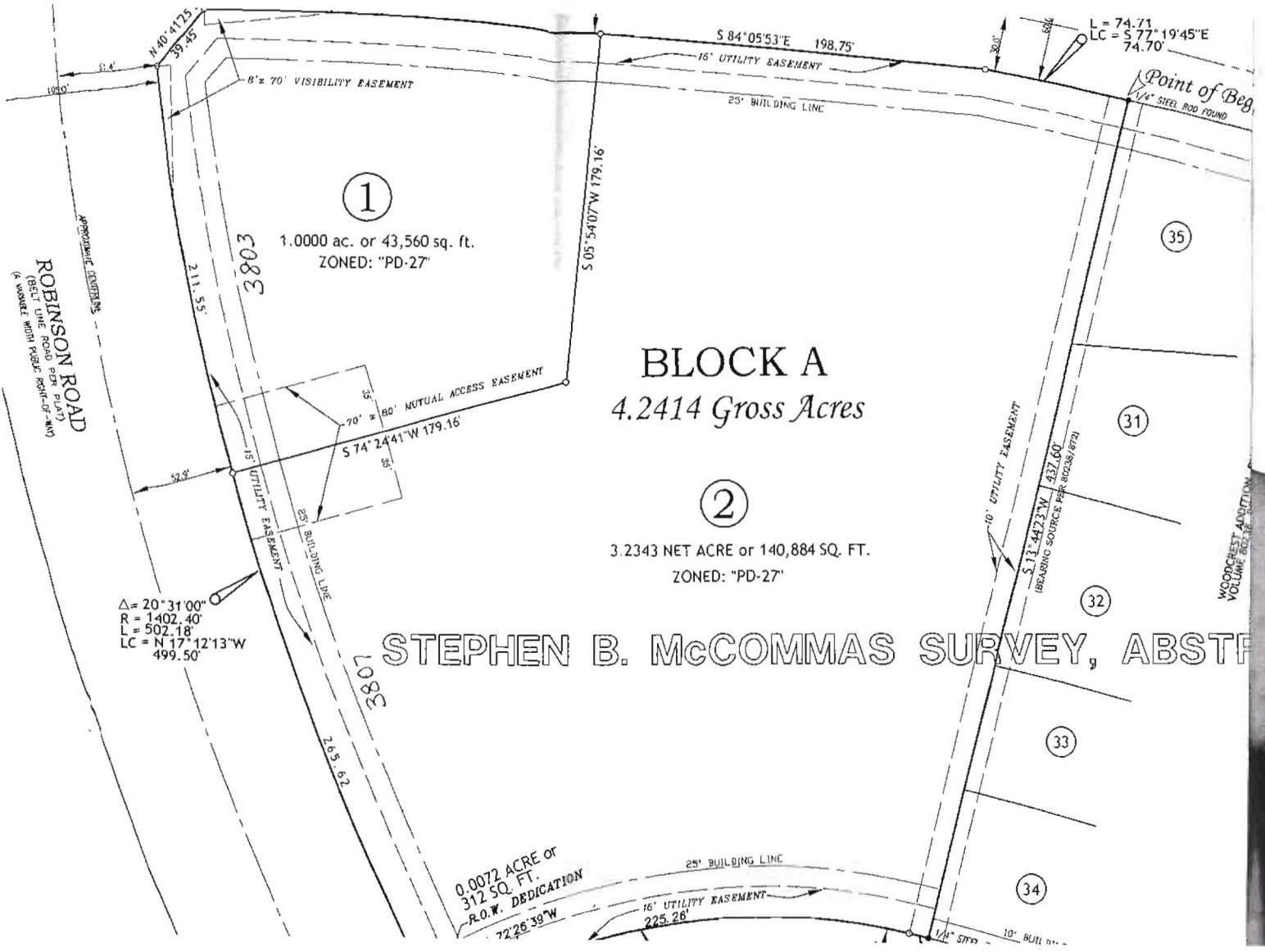
STATE OF TEXAS
 COUNTY OF TARRANT:

Before me, the undersigned a Notary Public in and for said County and State, on this whose name is subscribed to this Instrument and acknowledged to me that he executed expressed.

J. B. Rawlings
 Notary Public for the State of Texas

JASON B. RAWLINGS
 Notary Public, State of Texas
 My Commission Expires
 August 02, 2004

Notes



ROBINSON ROAD
 (BEU LINE ROAD PER PLAT)
 (A WOODS' WIDTH ROAD PER PLAT)

①

1.0000 ac. or 43,560 sq. ft.
 ZONED: "PD-27"

BLOCK A
 4.2414 Gross Acres

②

3.2343 NET ACRE or 140,884 SQ. FT.
 ZONED: "PD-27"

STEPHEN B. McCOMMAS SURVEY, ABST

$\Delta = 20^\circ 31' 00''$
 $R = 1402.40'$
 $L = 502.18'$
 $LC = N 17^\circ 12' 13'' W$
 $499.50'$

$L = 74.71'$
 $LC = S 77^\circ 19' 45'' E$
 $74.70'$

Point of Beg
 1/4" STEEL ROD FOUND

WOODCREST ADDITION
 VOLUME 80, P. 10

0.0072 ACRE or
 312 SQ. FT.
 R.O.W. DEDICATION

$72^\circ 26' 39'' W$

16' UTILITY EASEMENT
 225.28'

10' UTILITY EASEMENT
 $S 13^\circ 44' 73'' W$
 437.60'
 (READING SOURCE PER 80238/874)

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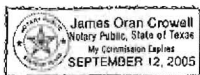
STATE OF TEXAS
COUNTY OF HARRIS

Before me, the undersigned a Notary Public in and for said County and State, on this date personally appeared Lieven J. Van Riet, the person whose name is subscribed to this instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

James O. Crowell
Notary Public for the State of Texas

JAMES O. CROWELL
Printed Name:

9-12-2005
Commission Expires:



2004 JUN 25 AM 9:14:3
Office of the County Clerk
Harris County, Texas

DATE 6-16-04

THIS PLAT IS HEREBY APPROVED
BY THE PLANNING AND ZONING COMMISSION OF
THE CITY OF GRAND PRAIRIE, TEXAS, AND THE
CITY ENGINEER IN CONNECTION WITH THE
APPROVED AND ALLESTREETS,
PUBLIC AREAS SHOWN HEREON ARE
MADE ON BEHALF OF THE PUBLIC.

[Signature]
CITY ENGINEER

FOR PLANNING OR DESIGNER

FINAL PLAT
OF

LOTS 1 AND 2, BLOCK A
WOODCREST ADDITION, PHASE THREE

AN ADDITION TO THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

4.2414 Gross Acres

SITUATED IN THE

STEPHEN B. McCOMMAS SURVEY, ABSTRACT No. 887

IN THE CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

CASE# P040305

The plat hereon is an accurate representation of an actual survey made on the ground under my supervision and the lines, corners, and dimensions of said property are as indicated;

OWNER

[Signature]
LIEVEN J. VAN RIET
18 SOUTHEAST
2121 KIRBY DRIVE
HOUSTON, TEXAS 77019
(072) 647-2282
ALAN B. CURLEE, CONTACT

APPLICANT

CLASSIC CONCEPTS
803 W. HARWOOD ROAD
HURST, TEXAS 76064
(817) 288-2253 FAX: (817) 280-0880
ALAN B. CURLEE, CONTACT

Ricky L. Gentry
Ricky L. Gentry, R.P.L.S. No. 5119

Scale 1"=40'

LEGEND

- FOUND STEEL ROD
- SET CAPPED STEEL ROD
- + CROSS CUT IN CONCRETE
- ⊗ FOUND STEEL PIPE
- FOUND BOIS D'ARC STAKE
- - - UTILITY LINE
- - - CENTERLINE FENCE



AMENDED 4-18-2004 PER CITY COMMENTS
AMENDED 3-15-2004

DAVID C. MOAK
Surveyors, Inc.

REGISTERED PROFESSIONAL
LAND SURVEYORS

P.O. BOX 1034, HURST, TEXAS 76063
METRO 817-268-2211 • FAX 817-282-0401
www.moaksurveyors.com

COORDINATE FILE 04-028

Date 3-03-2004 Job # 04-028

THIS PLAT IS FILED IN VOLUME _____

PAGE _____ DATED _____, 2003.

1200122 00087